

Message Text

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PAGE 01 STATE 091646
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TAGS: ABLD, AFSP, ASEC, ACOM

SUBJECT: KIEV OFFICE BUILDING

REF: (A) MOSCOW 4817 (B) SOVIET DRAFT OF PROPOSED
PLANNING ORDER FOR KIEV OFFICE BUILDING (C) REPORT BY
ARCHITECT KNOOP DATED FEBRUARY 18, 1977

SUMMARY: THE FOLLOWING ARE DETAILED INSTRUCTIONS FOR
NEGOTIATING A PLANNING ORDER FOR THE SOVIETS TO COMPLETE
DESIGN WORK FOR THE STRELETSKAYA BUILDING IN KIEV.

1. THE DRAFT PLANNING ORDER FOR THE STRELETSKAYA BUILDING
IN KIEV HANDCARRIED TO DEPARTMENT BY SOV-BARRY SHOULD BE
AMENDED AS FOLLOWS. THE DRAFT APPEARS BASED IN MOST PART
ON THE INFORMATION INCLUDED IN REFERENCE (C). FOR PURPOSES
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PAGE 02 STATE 091646

OF COORDINATION, THE FOLLOWING COMMENTS ARE KEYED TO THE
INDICATED NUMBERED PARAGRAPHS IN THE KNOOP REPORT, SECTION
III STRELETSKAYA WITH CROSS REFERENCE TO CERTAIN SECTIONS
IN THE SOVIET DRAFT WHEN APPROPRIATE. IN CASE OF ANY
DIFFERENCES BETWEEN THE KNOOP REPORT AS AMENDED BY THE
FOLLOWING COMMENTS AND THE SOVIET DRAFT, THE PROVISIONS
OF THE KNOOP REPORT AS AMENDED SHOULD PREVAIL. THE COMMENTS

ARE BASED ON THE PRINCIPLE THAT SOVIET MATERIAL, EQUIPMENT AND LABOR SHOULD BE USED TO THE MAXIMUM EXTENT POSSIBLE

AND ON A RE-EVALUATION OF SPECIAL SPECIFICATIONS FOR THE FOURTH FLOOR OF THE OFFICE WING.

ITEM A.5 - A SEWERAGE EJECTOR PUMP SHOULD BE INSTALLED IN THE BASEMENT OF NO. 14 IN PLACE OF THE SOVIET CISTERN SYSTEM. FULL DETAILS OF A U.S. UNIT AND METHOD OF INSTALLATION ARE BEING FORWARDED SEPARATELY FOR TRANSMISSION TO THE SOVIETS. THE SOVIETS SHOULD PROPOSE THEIR OWN SIMILAR EQUIPMENT AND METHOD OF INSTALLATION FOR CONSIDERATION. SOVIET EQUIPMENT IS PREFERRED IF AVAILABLE BECAUSE OF CONTINUING MAINTENANCE PROBLEMS. IF NECESSARY, THE U.S. EQUIPMENT SHOULD BE PURCHASED FOR INSTALLATION BY THE SOVIETS. IF SO, SUBMIT SOVIET PROPOSALS FOR THE INSTALLATION PREFERABLY FOLLOWING THEIR METHODS. IF COSTS FOR INSTALLATION ARE FOR THE U.S. SUBMIT COST ESTIMATES. IT SHOULD BE NOTED THAT THE SOVIET DRAFT, APPENDIX 5 DOES NOT LIST THIS ITEM AS EXCEEDING SOVIET NORMS.

ITEM A.7 - DEPARTMENT PREFERS HAVING FRONT ENTRANCE FOR NO. 12. SOVIET DRAFT, PAGE 7, ITEM 13 APPEARS TO ACCEPT THIS CONCEPT IF IT AGREES WITH KNOOP DRAWINGS SK 19, 20, 21 WHICH PERMIT EGRESS FROM BOTH FRONT AND REAR.

ITEM A.8 - A WORKABLE PENTHOUSE IN NO. 16 IS OF PRIME IMPORTANCE. THE ROOF PLAN AND FACADE DRAWING SUBSEQUENTLY LIMITED OFFICIAL USE

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PAGE 03 STATE 091646

PROVIDED BY THE SOVIETS HAS JUST BEEN RECEIVED IN DEPARTMENT AND WILL BE USED TO DEVELOP A NEW PENTHOUSE CONFIGURATION FOR CONSIDERATION AS DISCUSSED WITH SOVIETS DURING KNOOP'S VISIT.

ITEM A.9 - INITIAL INFORMATION FURNISHED TO SOVIETS ON FUEL TANK CAPACITY HAS BEEN REVISED. THE EMERGENCY FUEL OIL TANK SHOULD BE ABOUT 2,500 GALLONS CAPACITY BUT NOT LESS THAN 2,000 GALLONS. THE TANK MAY BE LOCATED ALONG SOUTHWEST BOUNDARY IF NECESSARY.

ADDITIONAL COMMENT ON PLANS - DURING ARCHITECT KNOOP'S VISIT, THE SOVIETS REQUESTED LOCATION OF ANTENNA ON ROOF IN ORDER TO PROVIDE A MOUNTING PAD. A MOUNTING PAD WILL NOT BE NECESSARY SINCE THERE WILL BE NO EXTERNAL ANTENNA ON THE ROOF.

ITEM B.1 - (SEE SOVIET DRAFT APPENDIX 1) THE LIST OF U.S. SUPPLIED EQUIPMENT TO BE INSTALLED BY SOVIETS SHOULD BE

CHANGED TO ELIMINATE THE FIRST SENTENCE OF B.1A. (THIS MEANS THAT SOVIETS SHOULD SUPPLY ALL ELECTRICAL PANELS AND LIGHTING FIXTURES, EXCEPT FOR FLUORESCENT LIGHTING WHICH WILL BE PROVIDED BY THE U.S.) THE FRAME ROOM SHOULD BE DESIGNED FOR AIR CONDITIONING OF 4,000 BTU LOAD.

ITEM B.3B - THE SPECIFICATIONS FOR THE FOURTH FLOOR OF NO. 16 HAVE BEEN REVISED. ONLY THE COMM CENTER WING IN FRONT OF THE BUILDING WILL BE AN EMPTY SHELL SERVED BY AN EMPTY CONDUIT FOR ELECTRICAL. THE FOURTH FLOOR NEEDS OF THE BUILDING, FROM BEGINNING OF TOILET ROOM 16406 BACK AND THE REAR WING SHALL BE TREATED AS NORMAL OFFICE SPACE WITH INTERIOR FINISH, HEATING, ELECTRICAL FIXTURES AND OUTLETS SUPPLIED AND INSTALLED BY THE SOVIETS. SEE COMMENTS ON ITEM B.6G BELOW ON FLOOR LOAD FOR THIS AREA. (ALSO SEE SOVIET DRAFT PAGE 9, ITEM 7 AND PAGE 11, ITEM V.)

ITEM B.6 - SUBMIT COST INFORMATION ON ITEMS BEYOND SOVIET LIMITED OFFICIAL USE

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PAGE 04 STATE 091646

NORMS. PARTICULAR COMMENTS ARE MADE ON FOLLOWING SUB-PARAGRAPHS.

A. DEPARTMENT FAVORS HIGH QUALITY PLASTER AND PAINT FOR BOTH OFFICES AND APARTMENTS.

C. DEPARTMENT DOES NOT FAVOR REDUCING NUMBER OF PLUMBING FIXTURES. FAVORS USING CZECH FIXTURES IF AFFORDABLE. REQUEST KAP INVESTIGATE POSSIBILITY OF HAVING SOVIETS INSTALL THIRD COUNTRY RESILIENT TILE AND WALL TILE.

D. KAP TO OBTAIN PICTURE OR DRAWING OF PROPOSED DOORS.

E. REQUIRED BY SY.

F. DEPARTMENT FAVORS.

G. THE FLOOR LOAD SPECIFICATIONS FOR THE REAR WING AND NECK OF THE FOURTH FLOOR HAVE BEEN REVISED. ONLY THE COMM CENTER WING IN FRONT OF THE BUILDING WILL HAVE A FLOOR LOAD OF 100 POUNDS CAPACITY. THE FOURTH FLOOR NECK OF THE BUILDING FROM BEGINNING OF TOILET ROOM 16406 BACK AND THE REAR WING SHALL BE TREATED AS CONVENTIONAL OFFICE SPACE WITH 60 POUNDS PER SQUARE FOOT STRUCTURAL FLOOR LOAD. THE FOLLOWING STRUCTURAL DESIGN LOADINGS SHOULD BE OBTAINED THROUGHOUT THE BUILDING:

(1) 100 POUNDS/SQUARE FOOT FOR COMMUNICATIONS AREA ONLY. KAP SHOULD HAVE SOVIETS PROVIDE DRAWING OF SECTIONS THROUGH BOTH COMM CENTER FLOOR AND ROOF AND SUBMIT FOR FBO REVIEW. OC QUESTIONS INVERTED TEE PLANKS AND CINDER

FILLS.

(2) 60 POUNDS/SQUARE FOOT FOR OFFICES.

(3) 30 POUNDS/SQUARE FOOT FOR APARTMENT.

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PAGE 05 STATE 091646

J. AUTHORIZED VARNISH ALL WOOD FLOORS. FOURTH FLOOR
NECK AND REAR WING TO HAVE WOOD FLOOR INSTEAD OF CONCRETE.

2. THE REVISED SOVIET DRAWINGS OF THE ROOF, FACADE
AND FLOORS HAVE JUST BEEN RECEIVED AND TRANSLATED IN THE
DEPARTMENT BUT HAVE NOT YET BEEN ANALYZED. THE EMBASSY
AND KAP WILL BE ADVISED ON ANY PROBLEMS CONCERNING THE
DRAWINGS ASAP.

3. ONCE THE REVISED DRAWINGS ARE APPROVED BY THE
DEPARTMENT AND THE RE-DESIGN FOR THE PENTHOUSE COMPLETED,
THE EMBASSY AND KAP WILL BE AUTHORIZED TO EXECUTE THE
DRAFT PLANNING ORDER AS AMENDED ABOVE, WITH ANY CHANGES
TO THE REVISED DRAWINGS AND INCLUDING THE RE-DESIGN
FOR THE PENTHOUSE.

4. REPORT ANY PROBLEMS.

5. DEPARTMENT WILL RESPOND TO KAP DETAILED COMMENTS
SUBMITTED MOSCOW 5272 ONCE THE REVISED SOVIET DRAWINGS
HAVE BEEN REVIEWED.

DECONTROLLED 4 YEARS FROM THE ORIGINATING DATE.
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